

# Medical Building Available

## Freestanding Medical Building on Fairfax Ave.

739-741 N. Fairfax Ave., Los Angeles, CA 90046



### PROPERTY HIGHLIGHTS

- FREESTANDING 2-STORY MEDICAL BUILDING.
- PERFECT FOR MEDICAL USE & HEALTHCARE SERVICES; WITH + EXAM ROOMS, X-RAY ROOM, LAB, 2 DR. OFFICES, ETC...
- JUST NORTH OF THE MAJOR SIGNALIZED INTERSECTION OF MELROSE & FAIRFAX AVE. WITH A DAILY CAR TRAFFIC COUNT OF OVER 60,000 CPD AT THIS INTERSECTION.
- ADDITIONAL BILLBOARD INCOME!!!
- MONUMENT SIGN WITH 2 POINTS OF ACCESS FROM THE FRONT & THE REAR.
- EXCELLENT DEMOGRAPHICS; APPROX. 50,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & OVER 300,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS.

### UNPRICED

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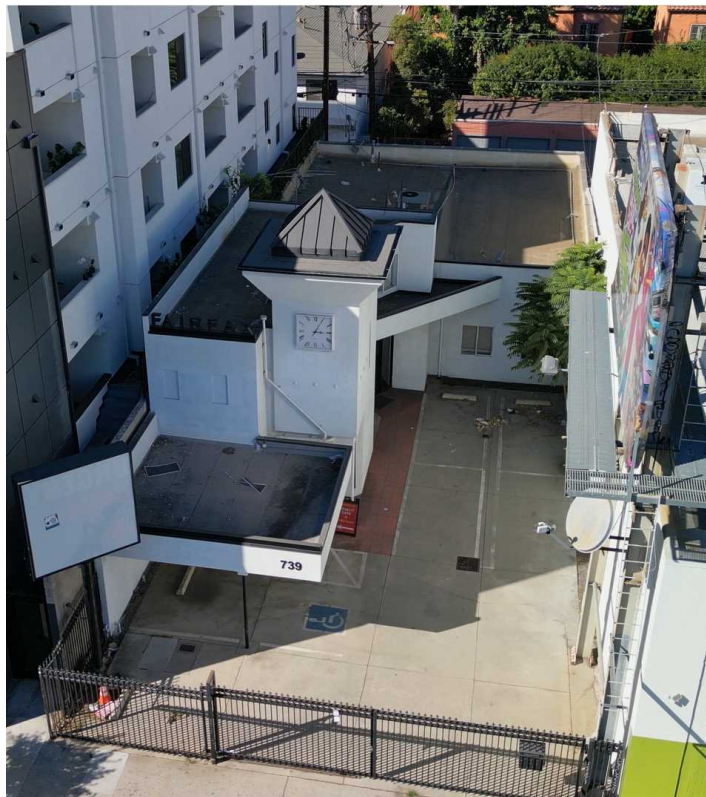
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# PROPERTY DESCRIPTION

Medical Building on Fairfax Ave.  
741 North Fairfax Avenue | Los Angeles, CA 90046



## Property Description

KW Commercial is pleased to present this prime 2,907 SF freestanding medical building at 741 N Fairfax Ave in Los Angeles. Located in the desirable Mid-City West neighborhood, it features a well-designed 2-story layout with 5+ exam rooms, an X-ray room, a lab, two doctor's offices, and breakroom on the second floor, offering the perfect setup for a variety of healthcare services. The building sits on a 4,963 SF lot and is just north of the major signalized intersection of Melrose Ave. and Fairfax Ave., ensuring high visibility and excellent access.

With a daily traffic count of over 60,000 vehicles at this major signalized intersection, the property boasts great frontage with 40 feet along Fairfax Ave. Additionally, the building has on-site parking in front and the rear, in addition to ample street parking along Fairfax Ave. There is a monument sign at the corner of the property. It also benefits from additional income provided by a billboard.

The property is ideally situated between the major thoroughfares of Melrose Ave & Santa Monica Blvd., just south of West Hollywood and east of Beverly Hills. It is also located near the bustling Melrose Retail Corridor, the Melrose Trading Post, and Fairfax High School. With an outstanding walk score of 97, this location offers convenient pedestrian access and benefits from a vibrant, dense residential area with over 50,000 people living within a 1-mile radius and more than 300,000 within 3 miles.

Perfect for both owner-users and investors with a tenant in mind, this property offers an exceptional opportunity in one of Los Angeles' most sought-after neighborhoods.

## OFFERING SUMMARY

Price:	UNPRICED
Lease Rate:	NEGOTIABLE
Year Built:	1954
Year Renovated:	2019
Building SF:	2,907
Lot Size:	4,963 SF
Parking:	On-Site In Front & Rear, in addition to Plenty of Street Parking
Zoning:	LAC2

# PROPERTY PHOTOS

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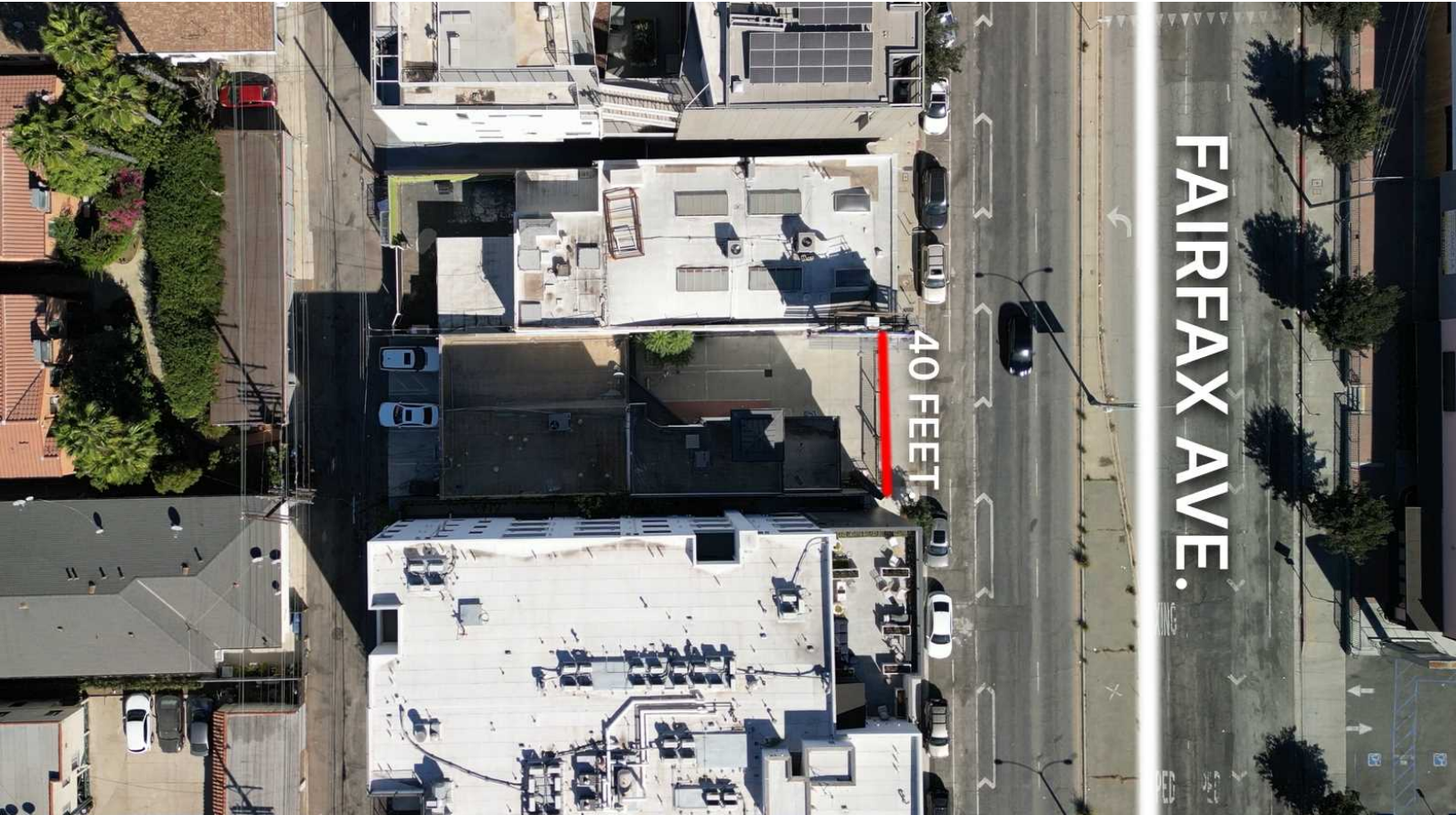
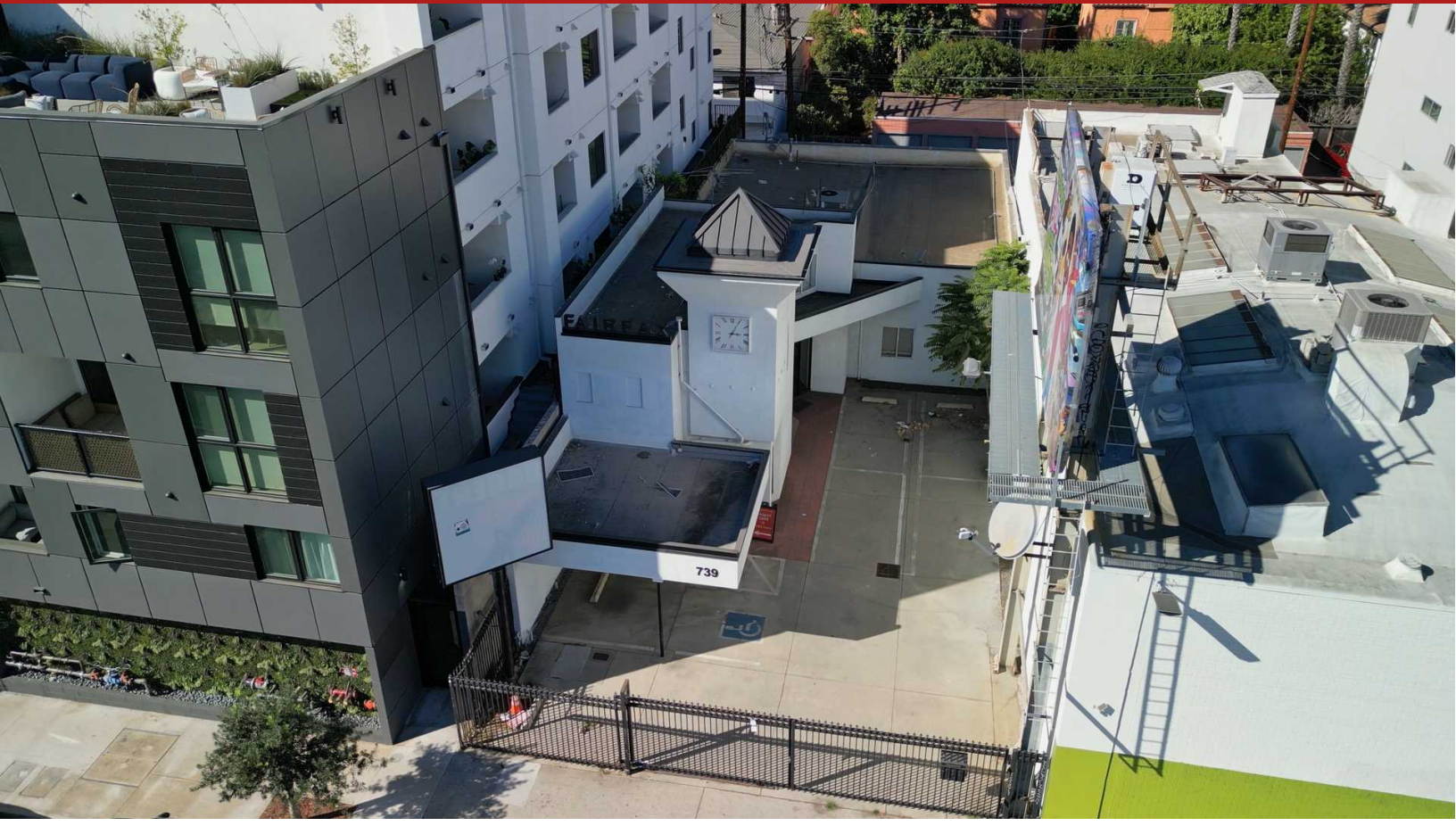
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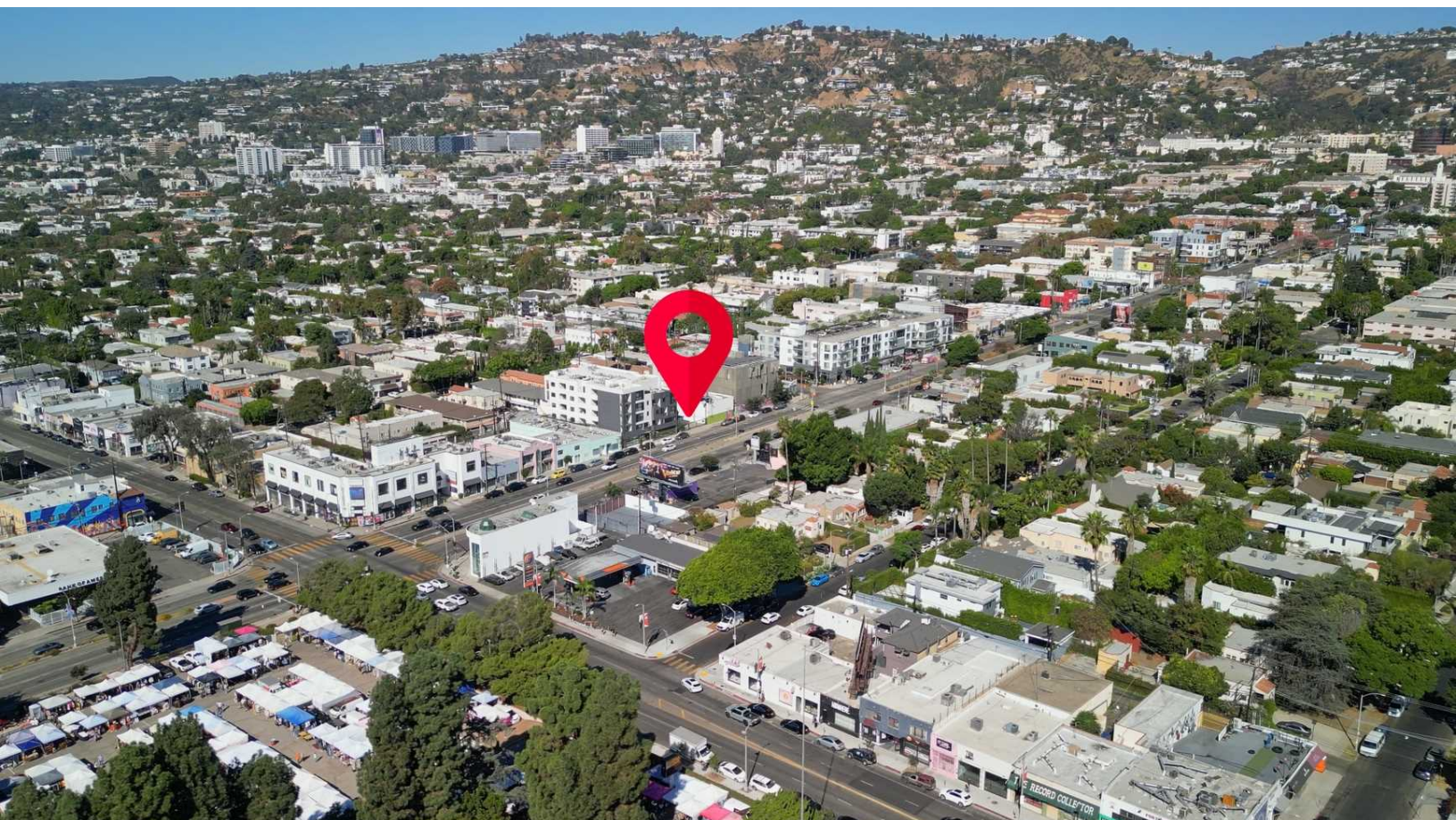
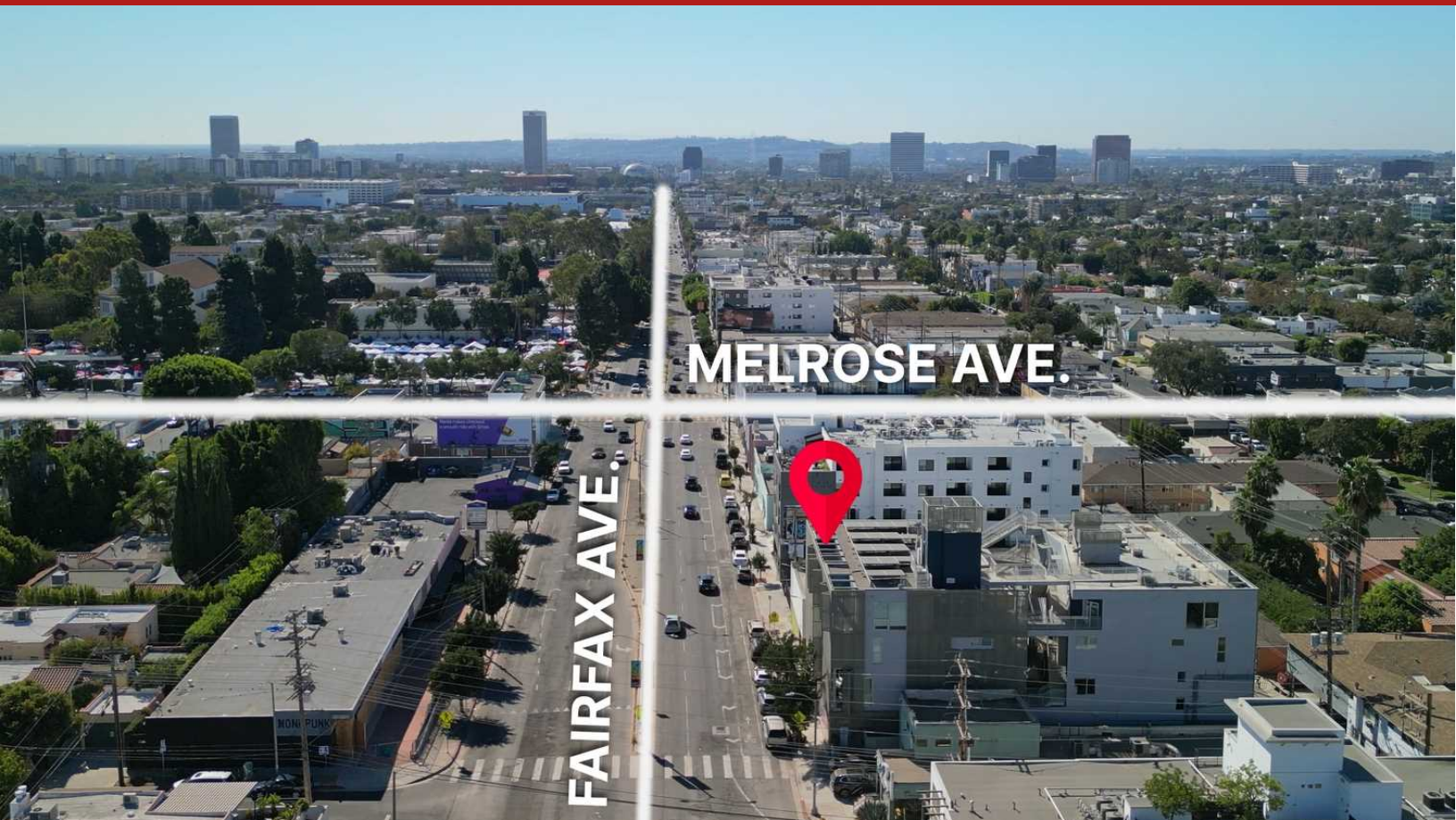
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FACING SOUTH ON FAIRFAX AVE.



FACING NORTH ON FAIRFAX AVE.

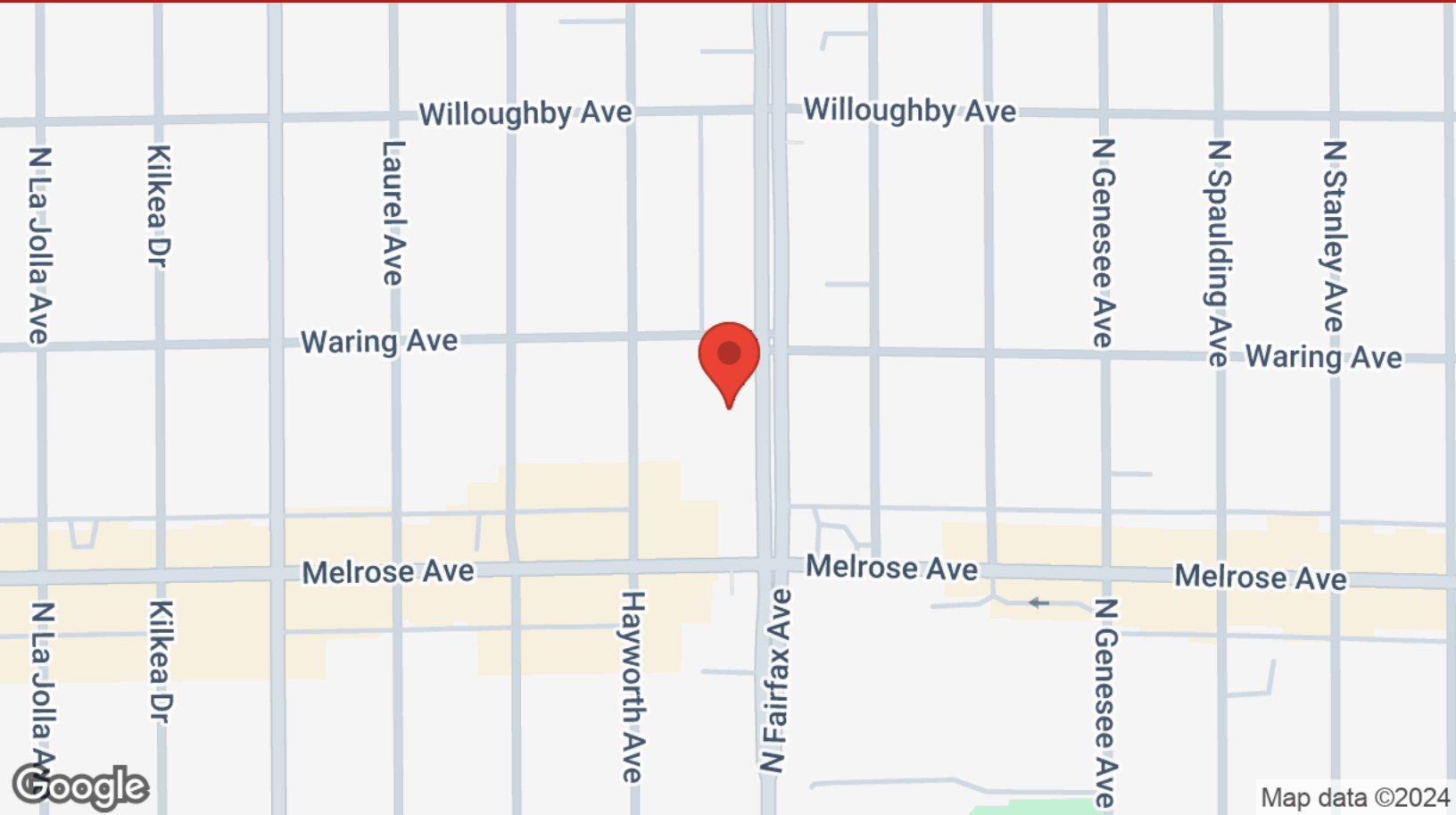
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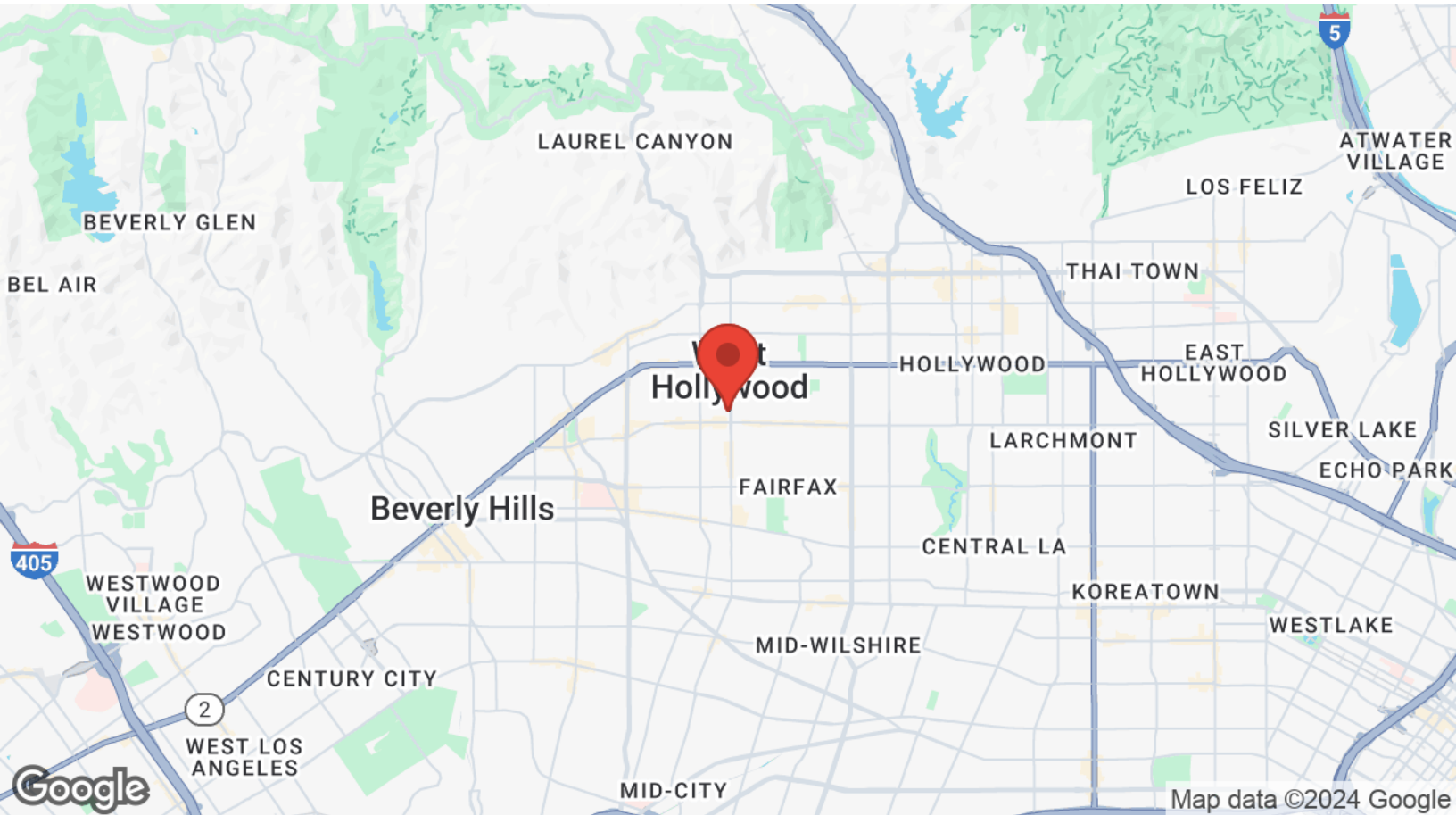
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# LOCATION MAPS

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Map data ©2024



Map data ©2024 Google

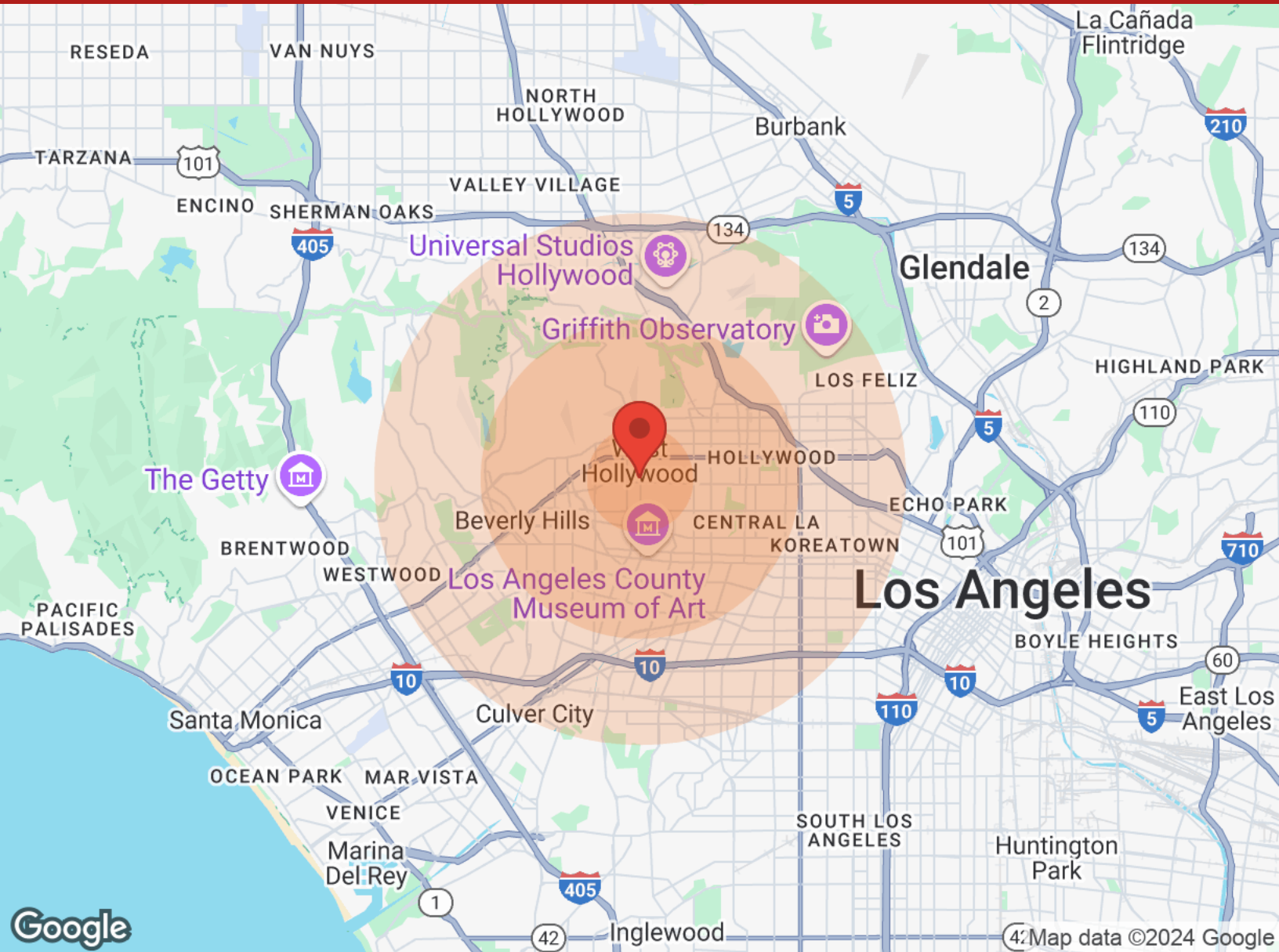
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	24,338	147,713	438,217
Female	22,157	143,431	436,553
Total Population	46,495	291,144	874,770
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,609	35,356	131,566
Ages 15-24	1,759	21,914	85,744
Ages 25-54	24,826	143,523	413,269
Ages 55-64	7,211	41,900	113,655
Ages 65+	9,090	48,451	130,536
Race	1 Mile	3 Miles	5 Miles
White	41,058	207,252	463,512
Black	850	16,301	73,004
Am In/AK Nat	6	231	1,498
Hawaiian	N/A	8	90
Hispanic	4,113	57,104	326,645
Multi-Racial	4,964	73,634	413,606

Income	1 Mile	3 Miles	5 Miles
Median	\$66,104	\$60,061	\$49,149
< \$15,000	4,190	21,073	58,359
\$15,000-\$24,999	2,516	13,974	44,170
\$25,000-\$34,999	2,438	13,215	40,221
\$35,000-\$49,999	3,177	17,598	50,140
\$50,000-\$74,999	4,653	24,498	59,786
\$75,000-\$99,999	3,416	15,810	36,048
\$100,000-\$149,999	4,143	18,922	39,711
\$150,000-\$199,999	1,323	8,313	16,949
> \$200,000	1,837	13,483	28,579

Housing	1 Mile	3 Miles	5 Miles
Total Units	31,903	169,912	424,754
Occupied	29,593	155,804	391,618
Owner Occupied	5,759	40,217	100,382
Renter Occupied	23,834	115,587	291,236
Vacant	2,310	14,108	33,136

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